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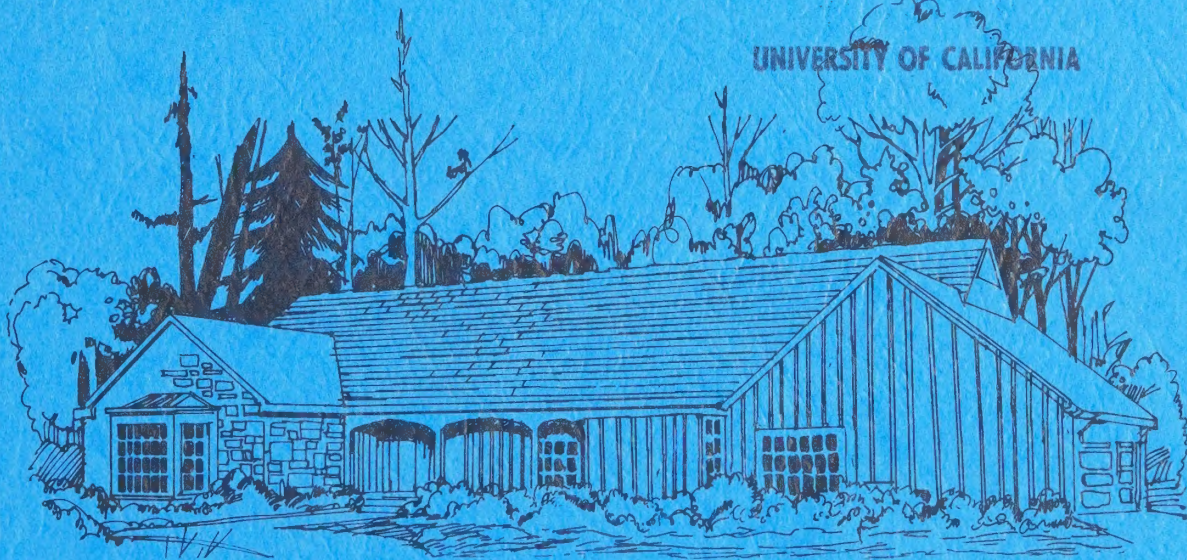
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# PLACER COUNTY HOUSING ELEMENT & ENVIRONMENTAL IMPACT REPORT

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PLACER COUNTY HOUSING ELEMENT  
AND ENVIRONMENTAL IMPACT REPORT

June, 1984

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## TABLE OF CONTENTS

	<u>PAGE NO.</u>
I. Introduction .....	1
II. Summary .....	4
III. Population and Household Characteristics .....	8
A. Historical Growth .....	8
B. Current Population .....	9
1. Age Distribution .....	9
2. Ethnic Status .....	10
C. Projected Population .....	11
1. Employment Trends .....	13
D. Existing Households .....	14
IV. Housing Characteristics .....	16
A. Total Units .....	16
B. Housing Type .....	16
C. Vacancy Status .....	17
D. Seasonal Housing .....	18
E. Age of Unit .....	18
F. Tenure .....	19
G. Condition .....	19
1. Housing Units Needing Replacement .....	20
2. Housing Units Needing Rehabilitation .....	21
H. Housing Cost .....	22
1. Non-governmental Constraints .....	23
2. Governmental Constraints .....	24
V. Housing Need .....	27
A. Existing Housing Need .....	27
1. Affordability .....	27
2. Income Distribution .....	27
3. Homeowner Overpayment .....	29
4. Renter Overpayment .....	29
B. Projected Housing Need .....	30
1. Projected Number of Units Needed .....	30
2. Fair Share Allocation .....	32





C.	Special Need .....	33
1.	Elderly .....	33
2.	Large Family .....	33
3.	Overcrowding .....	34
4.	Female Head of Household .....	35
5.	Handicapped/Disabled .....	35
D.	Site Availability .....	36
1.	Land Use .....	36
2.	Identification of Adequate Sites .....	37
VI.	Goal, Policies and Implementation Programs .....	38
A.	Five Year Projection .....	46
VII.	Public Participation .....	48
VIII.	Environmental Impact Report Summary and Conclusions .....	49
A.	Introduction .....	50
B.	Location .....	50
C.	Objectives and Description of the Project .....	50
D.	Major Impacts and Mitigation Measures .....	50
1.	Air Quality .....	50
2.	Traffic .....	51
3.	Public Services .....	51
E.	Alternatives .....	51
F.	Significant Environmental Effects Which Cannot Be Avoided .....	51
G.	Relationship Between Local Short-Term Uses of the Environmental and Long-Term Productivity .....	52
H.	Any Significant Irreversible Environmental Changes Which Would be Involved in the Proposed Action Should it be Implemented .....	52
I.	Growth-Inducing Impacts .....	52
J.	Letters from State Office of Planning & Research and Placer County .....	53
APPENDIX -	"Regional Housing Allocation Plan by the Sierra Planning Organization" .....	56
	Placer County's Comments to Draft RHAP .....	72
	Acknowledgements .....	76





## I. INTRODUCTION

The purpose of the Housing Element is to prepare goals, policies and implementation measures to be adopted by local government directed at providing adequate housing for all economic segments of the community. This Housing Element was prepared in compliance with Section 65580 of the California Government Code which implemented Assembly Bill 2853, signed by the Governor on September 26, 1980.

Goals and policies included in the proposed Housing Element are felt to be consistent with the statewide housing goals of providing a decent home and suitable living environment for all Californians. The implementation programs which have recently been enacted or are proposed in the Housing Element are anticipated to be effective in approaching the housing goals of the unincorporated area of Placer County.

The existing Housing Element includes a variety of housing implementation programs. Some of the major programs are discussed below. The streamlining of the development review process is provided by the creation of the One-Stop Permit Coordinator and the continued review and enforcement of existing building and health codes. Higher densities have been recommended where urban services and employment centers are located. Low and moderate income housing is encouraged by the recommendations for the creation of a Density Bonus program, the use of Federal and State housing programs, Community Development Block Grant applications, the provisions for mobile homes on private property, and the proposal for the creation of a condominium conversion ordinance. The framework for a successful housing program has been established with these programs and the adoption of a number of new housing-related ordinances during 1982 and 1983.

However, the economic problems experienced throughout the country over the last two years have reduced the effectiveness of these programs. Subdivision submittals were significantly down,

Federal housing program funding was minimal and housing starts and resales were reduced because of high interest rates. Building activity has increased in the first half of 1984, however, and with the State Department of Finance projections of increased population growth over the next five years, the outlook in the future is optimistic.

Placer County has made progress in implementing the existing Housing Element by taking the following actions in 1982 and 1983:

1. A Community Development Block Grant was approved in Sheridan for public services and housing rehabilitation.
2. An ordinance was adopted allowing for second residential units to be constructed in areas zoned for housing.
3. An ordinance was adopted providing for a density bonus for low and moderate income rental projects. (A project was approved in the community of Foresthill for this type of proposal.)
4. An ordinance was adopted providing for the use of tax exempt mortgage revenue bonds. (A joint issue was completed with several other jurisdictions.)
5. A development agreement ordinance was adopted.
6. A housing plan was adopted through the South Placer Policy Committee to provide adequate housing to accommodate projected industrial growth.
7. A rezoning was approved for multiple residential for elderly housing in the unincorporated area.



These and other new housing programs have provided considerable progress in the implementation of the existing Housing Element.

This Housing Element is one of nine mandatory elements required by State law found in the Placer County General Plan. Other elements include Land Use, Circulation, Open Space, Conservation, Safety, Noise, Seismic Safety and Scenic Highways. This update is intended to amend in full the Placer County Housing Element adopted in 1981. The Housing Element was prepared to be consistent with all other elements of the County General Plan. If an inconsistency should arise, it will be necessary to consider amending one of the affected elements.

State law requires that housing elements include an analysis of existing and projected housing need and statements of goals, policies, objectives, and programs. This Housing Element update consists of eight sections. Section I includes the introductory comments on the report, Section II is the summary, Sections III-V deal with the characteristics of population, housing units, households, and housing need. Section VI covers the housing goals, policies and implementation program planned for the five-year period July, 1984 - July, 1989. Section VI discussed the public participation anticipated through the approval process. Section VIII is the environmental impact report for the element.

## II. SUMMARY

California's housing market has suffered for the last several years because the demand for housing has significantly exceeded the supply available. In the years 1966 to 1979, an average of 190,000 new units per year were built in California. But new housing formation, net migration and loss of units through demolition created an average annual need for 315,000 new units.<sup>1</sup> This imbalance between supply and demand has been one of the principal causes of rising housing prices in the state. Other major factors attributing to housing cost increases have been rising land and construction costs. The California Association of Realtors indicate home prices have increased 256% in California over the past decade. This is compared to a national average of 172% over the same period. The result is California housing is over 40% more expensive on the average than the nation.

National economic factors over the past three years have intensified the imbalance between supply and demand by removing the ability of many of the people of the state to afford the cost of financing housing. The factors of higher land and production costs, higher financing costs and the inability of income to keep up with these costs has resulted in a higher affordability ratio, which is the comparison of home prices to household income, used by financing institutions to qualify families for loans. The ratio has increased from a historical rate of 2.5 to 3.1 in 1981. Only about 15% of California's population could qualify under this ratio.

Increased financing costs have caused the housing industry to reduce production which has caused increased unemployment rates over the past three years throughout the state. These factors have minimized local jurisdictions availability to create housing affordable to all economic segments of the population.

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<sup>1</sup> California Council for Environmental and Economic Balance



Based on projected trends of migration characteristics, natural increases, and employment opportunities, the State Department of Finance has prepared population projections for Placer County indicating approximately a 3.4% increase for 1983-1984 and 4.0% for the years 1985-1989. These figures indicate a slight increase for the next two years over the 2.9% experienced from 1980-1982 with the anticipated improvement of the economy creating increased population growth for 1985-1989.

It is anticipated that there will be a shift in growth patterns in Placer County over the next five years, with the incorporated cities projecting 55% of the growth. This reflects the cities projections in their housing elements and the Placer County Board of Supervisors policy that urban development proposals adjacent to city boundaries should be annexed before developing.

There is a need for low and moderate income housing in Placer County. With the rural nature of a large portion of the county, urban densities needed to create low and moderate income housing will have to occur in unincorporated areas where services are currently available or planned in the near future, or in the incorporated cities. Policies recently adopted by the Cities of Roseville, Rocklin, and Lincoln and Placer County indicate that all residential development generated as a result of industrial growth in the South Placer area should occur in the incorporated cities. This is based on service availability and proximity to the employment centers. All three incorporated cities are currently proposing general plan amendments which provide higher densities for low and moderate income housing. Also three major communities in the unincorporated area with urban services and zoning (North Auburn, Loomis townsite, and North Lake Tahoe) are preparing for incorporation proceedings. If these incorporations were to be accomplished, the potential for creation of low income housing would be minimal in the unincorporated area, with the majority of the remainder of the county being rural and lacking services.

The Placer County Board of Supervisors policy regarding its responsibility for providing housing is that it should take advantage of available funding sources and provide incentives to allow the private sector to construct housing for the area. The rural nature of the unincorporated area precludes the County acting as a developer of housing. Within this framework, however, there are a number of programs the County can presently undertake to minimize housing price increases and encourage low and moderate income housing development.

1. The County has recently adopted a density bonus program for developers that provide low or moderate income rental housing.
2. The County issued mortgage revenue bonds for first-time home buyers of single family dwellings in September, 1982. The County is currently working with several developers in the City of Roseville to issue bonds for multiple family units for low and moderate income households. This has been a cooperation effort with the City of Roseville who have been unable to amend their charter to allow them to prepare their own bond issue.
3. Placer County has been active in the Community Development Block Grant (CDBG) Program doing rehabilitation of substandard units. CDBG grants are being prepared for 1984. Other Federal or State housing programs will be reviewed for potential funding.
4. Mobile homes and factory-built units placed on permanent foundations are now allowed on any residentially-zoned property in the unincorporated area.
5. A "second unit" ordinance has recently been adopted which allows for separate living facilities for one or more persons to be constructed in residentially-zoned districts providing a Conditional Use Permit is obtained.



6. Placer County, through the work of the South Placer Policy Committee, has been working with private developers over the last several months to establish a non-profit, independent, quasi-public agency which could acquire land and develop low and moderate income housing projects.

These programs listed above are some of the newer tools being used by Placer County to provide low and moderate income housing. A more detailed list of existing and proposed programs to be implemented over the next five years is presented in Section VI of this element.

### III. POPULATION AND HOUSING CHARACTERISTICS

#### A. HISTORIC GROWTH

Placer County has experienced significant growth for the 20-year period 1960-1980. During the period from 1975-1980, the average annual compounded growth rate increased from the historical average of slightly over 3% to 5.2%. The incorporated and unincorporated areas increased at approximately the same rate for this five-year period. In 1980, over 62% of the total current population was located in the unincorporated area, which is an increase from the 1960 rate of 58%.

Table 1 below illustrates the Placer County growth in the incorporated and unincorporated areas from 1960 to 1980 while Table 2 reflects County and State growth rates for the same period.

TABLE 1

PLACER COUNTY POPULATION  
1960 to 1980

Jurisdiction	1960		1970		1975		1980	
	#	%	#	%	#	%	#	%
Incorporated cities	24,071	42.2	31,804	41.1	34,669	38.1	44,344	37.8
Unincorporated areas	32,927	57.8	45,502	58.9	56,306	61.9	72,903	62.2
Placer County total	56,998	100.0	77,306	100.0	90,975	100.0	117,247	100.0



TABLE 2

PLACER COUNTY POPULATION  
AVERAGE ANNUAL PERCENT CHANGE  
1960 to 1980

Jurisdiction	Average Annual Percent Change		
	1960-1970	1970-1975	1975-1980
Incorporated cities	2.8	1.7	4.9
Unincorporated areas	3.3	4.4	5.4
Placer County total	3.1	3.4	5.2
State	2.3	1.2	2.1

During the years 1980 to the end of 1982, growth was slowed in Placer County due to the recession that has been affecting the entire nation. Both the unincorporated and incorporated areas grew at a rate of 2.9%.

#### B. CURRENT POPULATION

The January 1, 1984 certified population estimate from the State Department of Finance indicates there are 130,569 people in Placer County. There were 50,052 people (38.3%) located in incorporated cities and 80,517 (61.7%) in the unincorporated area.

##### 1. Age Distribution

The 1980 Census provides the following age distribution for the unincorporated area and incorporated cities based on the 1980 population of 117,247.

TABLE 3  
AGE DISTRIBUTION

Age	Incorporated Cities		Unincorporated Areas		Placer County Total	
	#	%	#	%	#	%
0 - 4	3,154	7.1	4,482	6.1	7,636	6.5
5 - 17	8,596	19.4	16,027	22.0	24,623	21.0
18 - 64	26,482	59.7	45,409	62.3	71,891	61.3
over 65	6,112	13.8	6,985	9.6	13,097	11.2
TOTAL	44,344	100.0	72,903	100.0	117,247	100.0

Age data indicates a higher percentage of elderly in the incorporated cities reflections of the availability of services. The County age distribution is consistent with State totals.

## 2. Ethnic Status

Over 92% of the total population of the unincorporated area is designated as white according to the 1980 census results show in Table 4. This compares to 85% white in the incorporated cities.

TABLE 4  
ETHNICITY

Ethnicity	Incorporated Cities		Unincorporated Areas		Placer County Total	
	#	%	#	%	#	%
White	38,044	85.7	67,434	92.5	105,478	90.0
Black	141	0.3	245	0.3	386	0.3
Asian	822	1.9	1,843	2.5	2,665	2.3
Spanish	5,090	11.5	3,121	4.3	8,211	7.0
Other	247	0.6	260	0.4	507	0.4
TOTAL	44,344	100.0	72,903	100.0	117,247	100.0



The incorporated cities have over 11% Spanish people with 4.3% being in the unincorporated area. This represents the highest percentage ethnic category excluding white in Placer County. A large percentage of the Spanish people are employed in the railroad industry in Roseville and clay manufacturing in the Lincoln area.

The ethnic categories of Black, Asian, and other represent only 3% of the total population of the county combined.

### C. PROJECTED POPULATION

The Housing Element is required to assess the housing need for a five-year period. The State Department of Finance Population Research Unit (S.D.F.) has recently prepared population projections for each county in the state to the year 2020. Their projection for July 1, 1989 was 162,100. The population increase was then distributed by County staff to the individual cities and unincorporated area based on projected increases from housing elements in each jurisdiction. Table 5 below presents the 1984 estimate, 1989 projection, total population increase for the five-year period, and percentage increase for the total incorporated cities and unincorporated area.

TABLE 5

PLACER COUNTY PROJECTED POPULATION INCREASE  
1984-1989

Jurisdiction	Population July, '84(2)	Population July, '89	Population Increase 1984-1989	
			#	%
Incorporated Cities	51,428	67,503	16,075	55.6
Unincorporated Area	<u>81,818</u>	<u>94,636</u>	<u>12,818</u>	<u>44.4</u>
Placer County Total	133,246	162,139(3)	28,893	100.0

The S. D. F. projection indicates a 4.0% annual increase for the entire county from 1984 to 1989 including anticipated employment growth. This is higher than the 2.9% experienced the last three years and reflects the forecasts that the economy will recover at a moderate pace during the next five years. The distribution of the increased population between the cities and the unincorporated area reflects a shifting of growth into the incorporated cities. This trend implements the policies established by the South Placer Policy Committee (S.P.P.C.) and adopted by each member jurisdiction (Placer County, Roseville, Rocklin, and Lincoln) which indicate that future residential development requiring urban services should occur only in incorporated jurisdictions. All three incorporated cities are currently reviewing general plan amendments which propose higher densities to provide housing which will accommodate anticipated industrial growth in the South Placer area. Thus, population projections of the incorporated cities and county indicates 55% of the growth in the next five years to occur in the incorporated cities. This percentage could be higher if any of the three areas of the county considering incorporation were to be approved.

<sup>2</sup> January, 1984 Dept. of Finance adjusted for 6-month period based on projected populations in adopted Housing Element.

<sup>3</sup> Dept. of Finance - July, 1989 projection.



## 1. Employment Trends

The primary employment center in Placer County is in the South Placer area. There are approximately 4,500 acres in the unincorporated area zoned Industrial or Industrial Reserve, 2,000 acres zoned Industrial in Roseville and 1,000 acres of Industrial in Lincoln.

When Hewlett-Packard (HP) moved to Roseville in 1980, economic forecasts indicated rapid growth from other high-tech industries following HP into the South Placer region. The high projections have not been realized during the years 1981 to 1983. Most experts feel the reason for the slowdown is not a change in attitude about the area, but the fact that the overall recession experienced throughout the nation is having a significant affect on development in this area. South Placer is still forecast for major industrial growth, however, this will not occur until the economy of the entire country recover from the current recession.

Bank of America (B of A) forecasts for the Sacramento area (Sacramento, Placer and Yolo Counties) indicate approximately 130,000 - 140,000 new jobs will be added to the areas' economy in the 1980's, an annual increase of approximately 2.8%. B of A states that while the dream of many developers -- the creation of another Silicon Valley -- will not be realized, the area will continue to attract electronics and related firms. The area's location, cost advantages, amenities, and comparative lack of growth constraints make it a strong competitor for new high technology plants.

State Dept. of Employment data for January, 1983 indicates 53,000 jobs in Placer County. Assuming the B of A projection of 2.8% growth would indicate between 1,500 and 1,700 new jobs annually in Placer County from 1984 - 1989.

Since 1980, migration of employees from other areas to fill new jobs has been minimal due to the labor pool created by the 12% unemployment rate experienced the last two years in the South Placer region. There have also been a large number of housewives

that have entered the labor force for the first time. The present unemployment rate in Placer County is approximately 10%. Considering anticipated migration as a result of employment and natural increases, the State Dept. of Finance projected approximately a 4.0% annual compound population increase for Placer County from 1984-1989.

A major factor in the growth of the area is the construction of the Highway 65 Bypass. This State highway would connect Interstate 80 and Highway 65 near the existing Sunset Industrial Park. Construction is projected to begin in 1985 and completed in 1988. With its completion, the industrial area will be free of its existing access problems and economic growth should progress at an accelerated rate assuming there is a recovery in the economy.

#### D. EXISTING HOUSEHOLDS

In 1980, there were 42,732 households in Placer County according to census reports. The composition of the households in the unincorporated and incorporated areas is presented below:

TABLE 6

#### PLACER COUNTY HOUSEHOLD COMPOSITION

Household Composition	Incorporated Cities		Unincorporated Areas		Placer County Total	
	#	%	#	%	#	%
One person	4,102	24.1	4,218	16.4	8,320	19.5
Married couples	10,083	59.1	17,745	69.1	27,828	65.1
Male, no wife	445	2.6	671	2.6	1,116	2.6
Female, no husband	1,643	9.6	1,638	6.4	3,281	7.7
Non-Family	776	4.6	1,411	5.5	2,187	5.1
TOTAL	17,049	100.0	25,683	100.0	42,732	100.0



The majority of households in the unincorporated area were married couples. The incorporated cities also had a large percentage of married couples, but had higher percentages of one person and female households.

The State Department of Finance estimates that there are 47,949 households in Placer County as of January 1, 1984. They estimate there are 28,539 households in the unincorporated area and 19,410 in the incorporated cities.

#### IV. HOUSING CHARACTERISTICS

##### A. TOTAL UNITS

The 1980 census indicates there are a total of 54,014 housing units in Placer County. There were 35,587 units (65.9%) in the unincorporated area. Due to the recreational nature of the eastern portion of the county, there are 7,225 seasonal units in the unincorporated area as compared to only 32 such units in the incorporated cities. This leaves a total of 28,155 year-round housing units in the unincorporated portion of the county and 18,434 within the incorporated cities.

##### B. HOUSING TYPE

Table 7 illustrates the distribution of housing types for year-round units within the county.

TABLE 7  
YEAR-ROUND HOUSING UNITS BY TYPE  
(1980)

Housing Type	Incorporated Cities		Unincorporated Cities		Placer County Total	
	#	%	#	%	#	%
1, Detached	13,260	71.9	21,267	75.5	34,527	74.1
1, Attached	566	3.1	530	1.9	1,096	2.3
2	732	4.0	737	2.6	1,469	3.2
3 or 4	1,121	6.1	1,055	3.8	2,176	4.7
5 or more	2,122	11.5	1,811	6.4	3,933	8.4
Mobile home	633	3.4	2,755	9.8	3,388	7.3
TOTAL	18,434	100.0	28,155	100.0	46,589	100.0

Over 77% of the housing units in the unincorporated area are single family dwellings. The next largest categories would be mobile homes with approximately 10%, and apartments (5 or more units) with 6.4% of the total units. Due to the rural nature of the unincorporated area with limited service availability, there is a higher percentage of single family and mobile home units and a lower percentage of multiple units in comparison to the incorporated cities.



Senate Bill 1960, which became effective January 1, 1981, has led to the allowance of mobile home and factory-built housing which is placed on a foundation to be permitted in all residential zones of the unincorporated area. This is anticipated to lead to an increased usage of the mobile home as a viable alternative for the low and moderate income individuals in the unincorporated area.

### C. VACANCY STATUS

The vacancy rate for a jurisdiction is defined as the percentage of year-round housing units that are vacant.

According to the 1980 census, there were 2,639 vacant year-round housing units (9.3%) in the unincorporated area. The incorporated cities had 1,369 vacant units (7.4%). These figures exclude the seasonal housing units in the county. Table 8 explains the distribution of vacant year-round units in the unincorporated area.

TABLE 8

VACANCY STATUS OF YEAR-ROUND HOUSING UNITS  
UNINCORPORATED AREA (1980)

Category	Number of Units	Percentage
For Sale Only	708	26.8
For Rent	735	27.9
Held for Occasional Use	591(4)	22.4
Other Vacant	605(5)	22.9
TOTAL	2,639	100.0

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<sup>4</sup> Vacant units for weekend or occasional use throughout the year. Includes shared ownership of "Timesharing Condominiums".

<sup>5</sup> Vacant units held for janitors or caretakers, settlement of an estate, pending repairs or modernization, or for personal reason of owner.

There are a number of units used for recreational use on weekends or occasionally through the year in the eastern portion of the county and some timesharing units which lends to the high percentage of vacant units in the unincorporated area.

#### D. SEASONAL AND MIGRATORY HOUSING

All housing units not categorized as year-round units by the Bureau of the Census are considered seasonal or migratory. In the unincorporated area, there were 7,225 of these, with 32 in the cities. Over 76% of the seasonal units are along the north and west shore of Lake Tahoe and another 22% in the eastern portion of the County between Colfax and Donner Summit. These units are second homes used for the recreational pursuits available in the higher elevations of the county.

#### E. AGE

The age of the housing stock in Placer County from the 1980 census is presented in Table 9 below.

TABLE 9  
YEAR ROUND HOUSING UNITS BY AGE  
1980 CENSUS

Year Structure Built	Incorporated Cities		Unincorporated Areas		Placer County Total	
	#	%	#	%	#	%
1979-Mar '80	1,776	9.6	2,577	9.2	4,353	9.3
1975 - 1978	3,426	18.6	5,702	20.3	9,128	19.6
1970 - 1974	1,931	10.5	4,742	16.8	6,673	14.3
1960 - 1969	3,461	18.8	6,714	23.8	10,175	21.8
1950 - 1959	2,652	14.4	3,637	12.9	6,289	13.5
1940 - 1949	1,990	10.8	2,215	7.9	4,205	9.0
1939 or earlier	3,198	17.3	2,568	9.1	5,766	12.4
TOTAL	18,434	100.0	28,155	100.0	46,589	99.9

In 1980, there was 46.3% of the housing stock less than ten years old in the unincorporated area and 38.7% in the incorporated cities. Units built prior to 1950 equal 28.1% of the total housing stock in the cities and 17% in the unincorporated area.

## F. TENURE

The majority of occupied units in the County are being purchased or are presently owned by the person occupying the home. Table 10 provides the distribution for the County.

TABLE 10

### TENURE OF OCCUPIED UNITS (1980 CENSUS)

Occupied Units	Incorporated Cities		Unincorporated Areas		Placer County Total	
	#	%	#	%	#	%
Rental	6,072	35.6	5,903	23.0	11,975	28.0
Ownership	10,977	64.4	19,780	77.0	30,757	72.0
TOTAL	17,049	100.0	25,683	100.0	42,732	100.0

The unincorporated area has 77% ownership units as compared to 64.4% in the cities. The percentage of rental units is higher in the cities due to service availability allowing for higher density in the incorporated areas.

The percentage of rental units in the unincorporated area has increased from 20.5%<sup>6</sup> in 1970 to 23.0% in 1980.

## G. HOUSING CONDITION

The methodology used to estimate the number of housing units needing replacement or rehabilitation was recommended by the State Department of Housing and Community Development approximately two years ago. The 1970 census cross tabulations on age and price of housing units represent base data used.

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1970 Federal Census.



## 1. Housing Units Needing Replacement

For owner-occupied units, this need was determined by taking all occupied units built before 1939 and valued below \$10,000 and 10% of those valued between \$10,000 and \$14,999. Then the ratio of occupied to total units was determined and used in determining owner replacement needs for 1970. The same ratio was then applied to 1980 housing unit totals.

For renter-occupied units, the need was determined by counting all occupied units built before 1939 and renting for less than \$40 per month, 90% of those renting between \$40 to \$49 and 10% of those renting between \$60 to \$99. Then again the ratio of occupied to total units was determined and used in calculating rental replacement needs as of 1970. The same ratio was then applied to 1980 housing unit totals.

The tables below indicate estimated 1970 and 1980 replacement needs for Placer County.

TABLE 11

### HOUSING UNITS NEEDING REPLACEMENT 1970

Jurisdiction	Owner	Rental	Total
Incorporated cities	507	226	733
Unincorporated areas	1,130	214	1,344
Placer County total	1,637	440	2,077

TABLE 12

### HOUSING UNITS NEEDING REPLACEMENT 1980

Jurisdiction	Owner	Rental	Total
Incorporated cities	899	401	1,300
Unincorporated areas	2,002	380	2,382
Placer County total	2,901	781	3,682

Based on total 1980 owner and rental units, Placer County has a need to replace approximately 2,380 units in the unincorporated area.

## 2. Housing Units Needing Rehabilitation

For owner-occupied units, this was calculated by determining all occupied units built between 1940 and 1949 and valued under \$10,000 plus, for those units built before 1939, 90% of those valued at \$10,000 to \$14,999 and 10% of those valued at \$15,000 to \$24,999. Then the same ratios as used to calculate replacement were applied.

For renter-occupied units, this was determined by obtaining occupied units built between 1940 and 1949 and renting for less than \$40 per month. Then the same ratios as used to calculate replacement were applied.

The tables below indicate estimated 1970 and 1980 rehabilitation needs for Placer County.

TABLE 13

### HOUSING UNITS NEEDING REHABILITATION 1970

Jurisdiction	Owner Units	Rental Units	Total
Incorporated cities	579	124	703
Unincorporated areas	1,289	117	1,406
Placer County total	1,868	241	2,109

TABLE 14  
HOUSING UNITS NEEDING REHABILITATION  
1980

Jurisdiction	Owner Units	Rental Units	Total
Incorporated cities	1,027	227	1,247
Unincorporated areas	2,285	207	2,492
Placer County total	3,312	427	3,739

Table 14 estimates the need to rehabilitate 2,492 units in the unincorporated area of Placer County according to the number of units available in 1980.

#### H. HOUSING COSTS

There has been a dramatic acceleration in the cost of housing throughout California since 1970. Placer County's prices, while being less than some of the more urban areas such as Los Angeles or San Francisco, have still increased substantially. The median sales price for a typical three bedroom, two bathroom home on less than one acre in Placer County was approximately \$97,300 in the first quarter of 1983, according to the Placer County Board of Realtors (PCBOR) information. Average rents ranged from \$205 for a one bedroom house to \$520 for a four bedroom unit. In 1970, the median priced owner occupied unit was \$18,000 with the median rent being \$89.

The median value of owner occupied non-condominium units in Placer County was \$77,900 according to the 1980 census. There were 58.2% of the 14,400 units in the unincorporated area valued over \$80,000, 34.5% between the \$40,000 - 80,000 range and 7.3% below \$40,000. The incorporated cities had a higher percentage of lower priced units with 14.3% of their 9500 units below \$40,000, 54% between \$40,000 - 80,000 and 31.7% above \$80,000.



There are many factors that contribute to the sales price or rental cost of housing. Listed below are the factors pertinent to The Placer County area.

1. Non-Governmental Constraints

A. Land - Costs for raw land have steadily increased in Placer County due to the desirability of the location. Costs of land per acre currently vary from \$900 - \$18,000, depending on the area. PCBOR indicates the median cost of a typical three-acre parcel is \$29,000. The California Building Industry (C.B.I.) indicates that land costs increased from 20% of the cost of a home in 1970 to 30% by 1980.

B. Site Preparation - These expenses would include clearing the site, pad set up, and access to the house from a public or private road. Costs will vary from \$900 - \$5,000 per parcel, depending on its size and topography. The median cost for a typical one-acre parcel is \$1,500.

C. Construction costs currently range from \$35 - \$45 per square foot. Private water and septic tank costs vary from \$3,000 - \$6,000. The C.B.I. indicates that construction costs declined from 60% to 40% of the cost of a home between 1970 and 1980.

D. Financing - This has been the major problem with the housing market over the last three years. Interest rates have made it impossible for lower income households to finance housing that would be affordable. Thus, a substantial portion of the population has been unable to obtain financing. Interest rates have come down to 12-13% but must continue to decline substantially to make single family ownership units a viable alternative for lower income families. Construction financing has increased to 10% of the total cost of new housing.

E. Sales and Marketing - The majority of house and land sales in the county are through a real estate agent. Marketing costs range from 6 - 10%. The average rate is 6%. Thus, the average marketing cost for the median priced house in Placer County of \$97,300 is \$5,838.

F. Profit -The gross profit realized by a contractor on a new house is approximately 15% in Placer County. This would yield \$14,595 on the \$97,300 median priced home.

G. Property Tax - The property tax rate in Placer County is 1 1/4% of the appraised value. The median priced home would pay approximately \$1,200 a year in property tax.

## 2. Governmental Constraints

a. Land Use and Development Controls - Placer County's unincorporated area land use originally was controlled by the 1967 Placer County General Plan and implementing zoning. This plan has been updated by a series of community plans in areas that have experienced rapid growth. Once these community plans were adopted, rezoning in these areas took place to bring the zoning into consistency with the new plan. Approximately 61% of the county is in public ownership, under a Williamson Act agreement, or zoned "Timber Preserve".

There is no growth management program existing in the unincorporated area, however, community plans are prepared to assure adequate services are available to accommodate population projections. Higher density areas are located where urban services are available.

Local ordinances provide for adequate roads, parking, sewage disposal, potable water, etc. Development fees are required in overcrowded school districts for temporary school facilities. Also, fees are required to provide amenities. These controls are, in effect, to assure that basic services are provided to the area. They have had some effect on the increased cost of housing, but it is minimal compared to land, construction and financing costs. School impact fees range from \$600 to \$1200 for elementary schools and \$500 to \$800 for high schools, depending on the district. Park dedication fees are currently \$540 per unit.

b. The Placer County Building Inspection Division averages an 18 day review period for plan checking prior to permit issuance. Building permit costs are calculated at 1% of the value based on \$37 per square foot for the dwelling unit and \$17 per square foot for the garage. Thus, for a 1,750 sq. ft. house and 400 sq. ft. garage, the total costs for plan checking, building permit, plumbing, mechanical and electrical permits would be approximately \$715. Therefore, while the approval process may add slightly to the cost of housing, it is considered reasonable.

c. Local utilization of Federal and State programs - Placer County has been active in the Community Development Block Grant Program. The amount of Federal and State monies available for housing has been reduced substantially in the last 2 to 3 years.



d. The average approval time for a multiple residential project of over 20 units that has the appropriate zoning to proceed is between six and eight weeks. This is assuming a project is of moderate size and has minimal environmental considerations. Review of an environmental questionnaire and issuance of a Negative Declaration would normally take approximately three weeks. Then submittal of a Conditional Use Permit application and approval by the Zoning Administrator could be accomplished in between three to five weeks, depending on the completeness of the application and the availability of time on hearing agendas. (If the Negative Declaration requires State Clearinghouse review, an additional 30 days must be added to the estimated time.) Projects of less than 20 units are permitted as a matter of right in multiple residential zone districts. Larger projects (approximately 40 units) may require an environmental impact report which would lengthen the processing time.

e. Placer County does not have a two-car garage requirement in its single family residential development standards. This would provide for the use of the Farmer's Home Administration 502 financing program.

## V. HOUSING NEED

### A. EXISTING HOUSING NEED

#### 1. Affordability

Affordability is defined as the percentage of total household income allocated to housing expenditures, including mortgage, taxes, insurance, and utilities. Placer County and the Cities of Roseville, Lincoln and Rocklin, through their work on the South Placer Policy Committee, a joint powers authority, established to study various regional planning issues, adopted the following guidelines to determine if a housing unit was affordable for buyers and renters.

Ownership and rental units - Lower income households should not spend more than 30% of their total income on the monthly mortgage payment including principle, interest, taxes, and insurance. Above moderate and moderate income households should not exceed 35% of their total income.

#### 2. Income Distribution

Income categories are defined by the Federal Department of Housing and Urban Development (HUD) into four groups. Households with income of 50% or less of the median household income are considered very low income; households with income of 51% - 80% of the median household income are classified as low income; households earning 81% - 120% of the median household income are considered moderate income; and households earning more than 120% of the median income are classified as above moderate.

The median household income for Placer County was \$18,865 according to the 1980 Census. The income distribution for the incorporated cities, unincorporated area, and total county is presented in Table 15.

TABLE 15

## PLACER COUNTY HOUSEHOLD INCOME

Household Income	Incorporated Cities		Unincorporated Area		Placer County	
	#	%	#	%	#	%
\$ 0 - 4,999	2,132	12.5	2,399	9.4	4,531	10.6
\$ 5,000- 9,999	3,107	18.2	3,441	13.4	6,548	15.3
\$10,000-14,999	2,490	14.5	3,589	14.0	6,079	14.2
\$15,000-19,999	2,288	13.4	3,352	13.0	5,640	13.2
\$20,000-24,999	2,106	12.3	3,233	12.6	5,339	12.5
\$25,000-34,999	2,689	15.7	4,801	18.7	7,490	17.5
\$35,000+	2,296	13.4	4,839	18.9	7,135	16.7
TOTAL	17,108	100.0	25,654	100.0	42,762	100.0

The data above indicates the unincorporated area has a larger percentage of people earning over \$20,000 yearly and a lower percentage of people earning less than \$10,000 than the incorporated cities.

Based on HUD definitions, Placer County limits for very low income is \$9,342; low income is \$9,343 - \$14,948; moderate income is \$14,949 - \$22,422, and above moderate is \$22,423. Table 16 describes the number of households in each income category.

TABLE 16

PLACER COUNTY INCOME CATEGORIES  
1980 CENSUS

Income Category	Incorporated Cities		Unincorporated Area		Placer County	
	#	%	#	%	#	%
Very low income	4,832	28.2	5,389	21.0	10,221	23.9
Low income	2,870	16.8	4,001	15.6	6,871	16.1
Moderate income	3,334	19.5	4,956	19.3	8,290	19.4
Above moderate income	6,072	35.5	11,308	44.1	17,380	40.6
TOTAL	17,108	100.0	25,654	100.0	42,762	100.0



### 3. Homeowner Overpayment

In 1980, 77% of the housing stock in the unincorporated area were ownership units. The median monthly household expenditure for mortgages in the county was \$444. The distribution of ownership units by monthly expenditures for the unincorporated area is presented as follows:

TABLE 17  
MORTGAGE COST AS % OF INCOME  
UNINCORPORATED AREA (1980)

Unincorporated Area						
Owners Costs as % of Income	\$ 0 - 4,999	\$ 5,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 +	TOTAL
0 - 19%	72	517	606	858	5,457	7,510
20 - 24%	45	139	102	128	1,313	1,727
25 - 34%	76	196	183	323	1,330	2,108
35 % +	502	481	645	412	819	2,859
TOTAL:	695	1,333	1,536	1,721	8,919	14,204

Based on the County median household income of \$18,685 and affordability criteria outlined in this section, there were 21.4% of the people overpaying for ownership units. Of the total people overpaying, 59% were in the lower income category and 41% moderate or above moderate income.

### 4. Renter Overpayment

There were 4,832 rental units in the unincorporated area according to the 1980 Census. The median rent in the County was \$264. The distribution of rent payments as a percentge of income for the unincorporated area is presented below:

TABLE 18

RENTAL COST AS PERCENTAGE OF INCOME  
UNINCORPORATED AREA (1980)

Unincorporated Area						
Rent as Percent of Income	\$ 0 - 4,999	\$ 5,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 +	TOTAL
0 - 19%	8	27	169	268	883	1,355
20 - 24%	0	50	143	173	291	657
25 - 34%	42	174	335	135	194	880
35 % +	683	704	368	152	33	1,940
TOTAL:	733	955	1,015	728	1,401	4,832

The County affordability criteria indicates that 44.6% of the people in rental units were overpaying. There were 89.7% of the total overpaying in the lower income categories.

B. PROJECTED HOUSING NEED

1. Projected Number of Units Needed

Population projections for the unincorporated area of Placer County indicate an increase of 12,818 people for the 5-year period July 1, 1984 to July 1, 1989. Projected housing need for that period was calculated based on the following methodology recommended by the Department of Housing and Community Development (HCD). The Regional Housing Allocation Plan (RHAP) prepared by the Sierra Planning Organization (SPO) assumes a need for an additional 7,023 households in the unincorporated area for the 7 1/2 year time period of January 1, 1983 - July 1, 1990. This projection reflects the trend assumed by the State in their household projections of reduced household sizes for the county. Maintaining a vacancy factor of 7%<sup>(7)</sup> would require an additional 528 units to be built. It is also assumed there would be no net gain or loss in houses being moved in or out of the unincorporated area. Thus, a total of 7,551 units would need to be constructed for the 7 1/2 year period (1983-1990). This would mean an average

<sup>7</sup> State average, 1980 Census.

of 1006 units annually. Applying this average to the 5-year time frame of the Housing Element indicates a construction need of 5,030 units. It if were assumed that the housing need by income category would be the same in 1989 as represented in the RHAP, the following breakdown of housing units would be necessary."

TABLE 19

HOUSING NEED BY INCOME CATEGORY FOR THE UNINCORPORATED AREA OF  
PLACER COUNTY (JULY 1 1984 to JULY 1, 1989)

<u>Income Category</u>	<u>Housing Units Goal<sup>(8)</sup></u>
Very Low	1,182
Low	765
Moderate	1,217
Above Moderate	<u>1,866</u>
TOTAL	5,030

It is anticipated, however, that the actual percentage housing need for very low and low income units in the unincorporated area will be significantly less for the projected population increase from 1984 to 1989 than was represented in the R.H.A.P. for the following reasons:

a. The South Placer Policy Plan adopted by the Cities of Roseville, Rocklin, Lincoln and the County Board of Supervisors to provide a cooperative multi-disciplined planning effort to assure adequate housing, transportation, employment opportunities and air quality for the South Placer area, indicates that housing for anticipated employment growth in the South Placer area should be provided in close proximity to employment centers. It also states that low income units need to be provided through high density rental projects and that all residential development that requires the support of urban services will be located within incorporated jurisdictions. It was felt that the rural nature of the Loomis Basin General Plan would not need to be amended to

<sup>8</sup> Based on RHAP percentages of 23%, 15%, 24% and 38% in the unincorporated market area and 28%, 17%, 26% and 29% in the balance of the County.



accommodate anticipated growth in the South Placer area. The incorporated cities are currently proposing density increases in their general plans to accommodate lower income housing for the people projected to migrate to the county for employment over the next five years.

b. With the rural character of a large portion of the County assured for at least the period of this plan due to lack of service availability, it is anticipated that the characteristics of a large percentage of the people migrating to the unincorporated area over the next five years will be moderate and high income individuals or people retiring from urban areas such as San Francisco or Los Angeles. This is due to the desirability of the area in regard to proximity to recreation and employment pursuits. Retired people selling homes in densely populated urban areas generally have adequate capital to build and provide their own individual services in the rural areas.

For the reasons listed above, it is felt that the actual need for low and very low income units for the period 1984-89 will be significantly less than the percent represented in the R.H.A.P. It appears there will be a need for a higher percentage of moderate and above-moderate income units.

Housing starts in the unincorporated areas during the recession period of 1981-1982 averaged 875 units annually for the two-year period. Incorporating the upswing projected by the State Department of Finance for the years 1984-1989, housing starts in the unincorporated area should reach 1,000 annually.

## 2. Fair Share Allocation

Government Code Section 65584 requires council of governments (COG's) to prepare regional housing allocation plans. The adopted Regional Plan prepared by the Sierra Planning Organization (SPO) for the Nevada City, Grass Valley, South Placer area is presented in the Appendix of this report. Also presented in the Appendix are Placer County's comments in the Draft R.H.A.P. which were incorporated into the final allocation. Projected units have been allocated throughout the entire county by Sierra Planning Organization due to the fact that the Sacramento Area Council of Governments (SACOG) and Tahoe Regional Planning Agency (TRPA) have

not completed allocations for their jurisdictions. Based on policies agreed upon between the cities of Roseville, Rocklin, Lincoln, and Placer County, it is anticipated there will be a higher percentage of the very low and low income units being constructed in the cities than reflected in the allocation plan. This is based on service ability and the County implementing mortgage revenue bonds for multiple residential unit construction to be used in incorporated cities.

### C. SPECIAL NEEDS

#### 1. Elderly Households

The total number of elderly people (65 and over) in the unincorporated area of Placer County in 1980 was 6,985 which was 9.6% of the total population. The incorporated cities had 13.8% of their people 65 years and older.

The unincorporated area had 4,946 total households with an elderly person in the residence, and in 86.4% of these, the elderly individuals were the head of household. There were also 1,463 elderly individuals who live alone, which is 21% of the total elderly population. Over 86% of the units occupied by elderly people are owned or are being purchased. It is assumed that the majority of these units would be owned. The 13.8% who rent units in the unincorporated area are significantly less than the 32.1% in the incorporated area.

Reflecting on the large percentage of elderly in their own homes, it seems reasonable to conclude that many are long time residents of Placer County who own their homes. There are also a large number of people retiring from the San Francisco and Los Angeles area and migrating into Placer County. With the inflated prices they are receiving from selling their homes in those areas, many have been able to put substantial down payments on property in Placer County. This keeps monthly costs down and, in some cases, completely pays for their homes.

#### 2. Large Families

Large families are defined as having five or more members. The percentage of large families in Placer County has declined significantly in the last ten years. In 1970, 19.0% of all

families were considered large while in 1980, the percentage is 10.8% countywide. In 1980, the unincorporated area had an 11.9% rate as illustrated in the table below.

TABLE 20

OCCUPIED HOUSING UNITS BY TENURE BY PERSONS  
PER UNIT IN UNINCORPORATED PLACER COUNTY

Persons Per Unit	Total	% of Total	Renter Occupied	% of Renter Occupied
1	4,218	16.4	1,632	27.6
2	9,021	35.1	1,890	32.0
3	4,686	18.2	1,178	20.0
4	4,714	18.4	755	12.8
5	1,918	7.5	278	4.7
6 persons	1,128	4.4	174	2.9
TOTAL:	25,685	100.0	5,907	100.0

Large families are not a concern if their housing units are of adequate size to accommodate them. The next section on overcrowding will analyze family and house size.

### 3. Overcrowding

The most widely accepted index of overcrowding is if there are more than 1.0 person per room in a housing unit. The percentage of overcrowded units in the unincorporated area has dropped from 8.5% in 1970 to 3.6% in 1980. Table 21 below illustrates persons per room for 1980.

TABLE 21

OCCUPIED HOUSING UNITS BY TENURE BY PERSONS  
PER ROOM FOR UNINCORPORATED AREA (1980)

Persons Per Room	Total	% of Total	Renter Occupied	% of Renter Occupied
1.00 or less	24,746	96.4	5,503	93.2
1.01-1.50	676	2.6	261	4.4
1.51 or more	263	1.0	143	2.4
TOTAL:	25,685	100.0	5,907	100.0



There were 535 owner-occupied units and 404 rental units considered overcrowded. The 1980 Census indicates there were 18,955 housing units in the unincorporated area with 5 or more rooms. This would indicate that there are a significant number of larger structures available but affordability may be the constraint. With the majority of overcrowded units being owner occupied, additions to existing structures could help to reduce this number. With the majority of the housing units in the unincorporated area, 24,746 (96.4%) being of adequate size for the family inhabiting the unit, overcrowding doesn't appear to be a major problem in Placer County.

#### 4. Female Head of Households

The 1980 Census indicates there are 3,847 households in the unincorporated area with a female as head. This represents 14.9% of the total households as compared to 4,143 households (24.3%) in the incorporated cities. Unincorporated totals included 2,198 one person female households, 1,111 female households with children and 538 female households without children.

The number of female head of households countywide is anticipated to increase due to the expected increase in industrial jobs in the Sunset area. The majority of these future electronic workers will reside in the incorporated cities of Roseville, Rocklin or Lincoln because of the proximity to work, service availability, and the proposed increased densities for additional housing to accommodate affordable housing being considered in current general plan amendments in the incorporated cities.

#### 5. Handicapped/Disabled Persons

Data from the 1980 Federal Census for unincorporated Placer County indicates there were 1,705 persons in the labor force with work disabilities, and another 1,971 persons with a disability that prevented them from working. There were also 1,278 individuals with a disability that would limit or prohibit their use of public transit. Over 55% of these people were 65 or older.

Information is not available as to the housing situations of the disabled people listed above. It is assumed that a substantial percentage of the individuals would be low income based on the inability of a large number of them from entering the work force.

Handicapped individuals have special needs ranging from their fixed or reduced incomes to the installation of handicapped assistance fixtures.

#### D. SITE AVAILABILITY

##### 1. Land Use

The existing zoning within the unincorporated area for both vacant and occupied land would accommodate 297,500 people. This number reflects a reduction of 47,500 people based on recent rezoning studies in the rural areas of Weimar, Applegate, Clipper Gap and Foresthill. The State Department of Finance estimates for January, 1984 indicates 80,500 people currently residing in the unincorporated area. It is projected that by 1989 there will be 94,000 people. Holding capacity is determined by calculating total housing units allowable multiplied by the average persons per household. A factor of 80% of the total units is used to account for road area and lot design which limits full utilization of the land. Presented below is a distribution of the acreage in various minimum lot size ranges in the unincorporated area:

TABLE 22

#### HOLDING CAPACITY FOR PRECISE ZONING PLACER COUNTY (UNINCORPORATED)

Minimum Lot Size	Acreage	Population
5 - 20 d.u./acre	4,559	47,143
less than 20,000 sq. ft.	14,434	115,790
20,000 - 40,000 sq. ft.	14,071	42,339
1 - 4.9 acres	107,910	77,045
5 - 19.9 acres	106,587	7,765
20 - 159.9 acres	153,668	7,174
160 acres and over	305,675	290
TOTAL:	706,904	297,546

## 2. Identification of Adequate Sites

According to 1980 Assessor's records, there are approximately 25,200 vacant parcels in Placer County, excluding property owned by the Federal, State and local governments. The majority of the parcels, 64.3%, are rural, 32.5% are residential subdivision lots, 2.4% commercial parcels, and 0.8% industrial.

In the unincorporated area of Placer County, there are approximately 16,200 vacant residential parcels. Presented below is the table showing service availability to vacant parcels.

TABLE 23

### SERVICE AVAILABILITY FOR VACANT RESIDENTIAL PARCELS (UNINCORPORATED)

Type of Service	Number of Vacant Lots Served
Schools	16,200
Fire protection district	16,200
Maintained road (within 1 mile)	16,000
Electricity	15,100
Telephone	15,100
Public sewerage district	7,300
Public water district	5,800

Vacant parcels are available throughout the unincorporated area of Placer County. Highest concentrations are in the Lake Tahoe, Auburn, Roseville, and Loomis Basin areas.

A 1982 survey of vacant medium and high density residential property (5 - 20 dwelling units per acre) in the unincorporated area revealed approximately 550 acres were available. Of these, 420 acres were within a sewer and water district. There were 132 acres with the potential under the existing zoning for 5 - 9 dwelling units (d/u's) per acre, 140 acres at 10 - 14 d/u's per acre and 148 acres at 15 - 20 d/u's per acre. The remaining acreage had either sewer or water availability.

## VI. GOAL, POLICIES AND IMPLEMENTATION PROGRAMS

This section will define the primary goal Placer County is striving to achieve of providing housing for all economic levels. Policies and programs are also included which describe the methods of implementation proposed to achieve the housing goal and the responsible agency to complete the programs during the time period 1984-1989.

**GOAL:** TO ENCOURAGE THE PROVISION OF SAFE, SANITARY AND DESIRABLE HOUSING FOR ALL PERSONS REGARDLESS OF INCOME, AGE, RACE OR ETHNIC BACKGROUND WHILE MAINTAINING CONSISTENCY WITH EXISTING RURAL AND URBAN AREAS OF THE COUNTY.

POLICY 1: Encourage the construction and maintenance of affordable quality housing which efficiently uses land and natural resources.

Program: County Development Review Committee will continue to encourage subdivision design and development which provide for the use of sound, innovative techniques to aid in providing lower cost housing and better overall community design. (An example would be the use of the Planned Unit Development concept.)

Responsible Agency: Placer County Planning Department

Schedule: An ongoing program which will continue through 1989.

Program: Placer County will provide higher density areas where urban services are available and compatibility with surrounding land uses will be maintained. This will minimize the costs of providing public services while maintaining the compatibility of the area.

Responsible Agency: Placer County Planning Department and Planning Commission

Schedule: This program is accomplished through ongoing updates of community general plans which will proceed through 1989.



Program: Continued enforcement of updated building and health codes will provide for the improvement and maintenance of potentially unsound housing and the replacement of dilapidated housing.

Responsible Agency: Placer County Building and Environmental Health Divisions

Schedule: This is an existing program that will carry over for the next five years.

Program: Maintain an active participation in the California Weatherization Program for the county which "winterizes" houses and provides for a more "energy efficient" unit.

Responsible Agency: "Project Go"

Schedule: This program is anticipated to be maintained through 1989 and is administered by "Project Go" which is a non-profit corporation designated by the County to provide this service.

Program: Encourage increased residential densities and thus, housing supply, near employment centers and within areas designated for intensive urbanization. This is proposed to be accomplished through the ongoing work of the South Placer Policy Committee (SPPC). The SPPC is composed of Placer County and the cities of Roseville, Rocklin, and Lincoln. Its purpose is to have the four jurisdictions work together to coordinate the long-range planning in the South Placer area. In regard to housing, the jurisdictions have worked to cumulatively plan for housing necessary to provide for employees of new industrial development. The approved Policy Plan encourages higher densities in the incorporated cities to provide for the low income housing need which will be created by the development of the Sunset Industrial Park. The cities of Roseville, Rocklin and Lincoln are currently reviewing General Plan Amendments which would provide substantial increases in density over the existing holding capacity in the area. County policy is consistent with the

South Placer plan since it is felt that any proposed urban development that is within the sphere of influence of a city should be annexed before development occurs.

Responsible Agency: South Placer Policy Committee and local jurisdictions through general plan amendments.

Schedule: Continued program to be implemented as development is proposed in cities or unincorporated area over next five years.

Program: Placer County has been active in the Community Development Block Grant Program recently doing rehabilitation of substandard units in the Sheridan area. In 1984, the County will apply for additional rehabilitation in Sheridan, sewer improvements in the area east of Roseville, and Indian set aside money to do rehabilitation for the Auburn Indian Rancheria which lost its Federal designation several years ago.

Responsible Agency: Community Services Department

Schedule: Submit annual CBDG applications

POLICY 2: Ensure a variety of housing alternatives are available which provide a choice of location, price, and type.

Program: Placer County has recently approved the placement of mobile homes and factory built units that meet HUD requirements and are placed on permanent foundations to be located on any residentially-zoned property in the unincorporated area. There is also provision for "hardship mobile homes" in the County Zoning Ordinance generally requested for disabled elderly family members as an interim, second residence on a parcel.

Responsible Agency: Placer County Planning and Building Inspection Departments.

Schedule: These are ongoing programs which are anticipated to continue through 1989.

Program: Placer County has recently adopted an ordinance that allows for a "second residential unit" either attached or detached with separate living facilities for one or more persons to be constructed in residential zone districts providing a Conditional Use Permit is first obtained and general provisions are met.

Responsible Agency: Placer County Planning Department

Schedule: This is a new ordinance which will be in effect through 1989.

Program: Placer County has recently adopted a density bonus ordinance for rental units which provides for additional units over the general plan or zoning limitations on a parcel, assuming the developer requests to build a portion of his project for low or moderate income. Units must be affordable to families based on HUD Section 8 requirements. Local developers have shown significant interest in the program.

Responsible Agency: Placer County Planning Department

Schedule: New program which is anticipated to be in existence through 1989.

Program: Based on special circumstances in the Squaw Valley area, the general plan adopted in 1983 provides a density incentive for developers of commercial and multi-family projects if employee housing is provided. Fees for capital improvement and park dedication will be waived for the employee units.

Responsible Agency: Placer County Planning and Public Works Departments

Schedule: This is a new program to be continued through 1989.

POLICY 3: Ensure County standards and codes provide safe and sanitary housing as economically as possible.

Program: Placer County has established a permit coordinator to facilitate and organize reviews of residential and commercial development. There has also been the designation of a "one-stop" permit service. These services have been added to streamline the permit process.

Responsible Agency: Placer County Building Department

Schedule: This process has been established for several years and is anticipated to continue through 1989.

Program: Placer County recently adopted a Development Agreement ordinance which will reduce uncertainty in the development review process, as well as promote long-term stability. This process will reduce the economic costs of development by enabling the County and the developer of a project to enter into an agreement which vests certain development rights.

Responsible Agency: Placer County Planning Department

Schedule: This is a new ordinance which will be in effect through 1989.

Program: Review of existing building codes to assure maintenance of the public health, safety, and welfare, but eliminate any excess requirements that do not accomplish that goal.

Responsible Agency: Placer County Building Department

Schedule: This is a process done annually which will continue through 1989.

Program: Ensure that low and moderate income housing development is energy efficient and designed for cost-effective passive solar use where practical. This would be accomplished through the subdivision review process.

Responsible Agency: Placer County Planning Department

Schedule: This is a continual process occurring as projects are submitted. It will be implemented through 1989.



Program: Provide developers opportunity to prepare a master environmental impact report on large phased development projects. This allows all phases of the project to be processed with addendums which consider site-specific concerns only and will simplify the environmental process considerably.

Responsible Agency: Placer County Planning Department

Schedule: Ongoing process to be continued through 1989.

Program: A low income housing subcommittee has been established by the Community Service Department to review the housing concerns in the county and make recommendations to the full Community Services Commission.

Responsible Agency: Placer County Community Services Department

Schedule: This committee has recently been formed and is proposed to remain in existence through 1989.

Program: Placer County uses a Zoning Administrator to hear some types of development permits which significantly expedites the public hearing process and frees the Planning Commission to do more policy-making and subdivision review.

Responsible Agency: Placer County Planning Department.

Schedule: Ongoing process to be continued through 1989.

POLICY 4: Encourage the coordination of housing programs among government entities, private developers and private citizens.

Program: Designate a housing office which could provide general housing information and assist local developers in providing low and moderate income projects. This office could also monitor funding possibilities available under HUD and FmHA programs on a continual basis. This could maximize the potential subsidized units constructed.

Responsible Agency: The Placer County Planning and Community Services Departments will work together to prepare a recommendation on the location of the housing office.

Schedule: This program should be implemented in 1984.

Program: Placer County, through the South Placer Policy Committee, has been working with private developers over the last several months to establish a non-profit development corporation. This would be a quasi-public agency which could actually acquire land and develop low and moderate income projects. A Board of Directors has been established but at this time there has been no formal submittal for formation to the State.

Responsible Agency: South Placer Policy Committee and local jurisdictions.

Schedule: This program may be implemented in 1984.

Program: For the last 1 1/2 years, Placer County has been active in the Mortgage Revenue Bond program. The County and local developers have worked together to establish one bond sale in September, 1982 and a single family project for the first time, home buyers and have been reviewing the possibility for other sales. The County is currently working with several developers in the City of Roseville to issue multiple family units for low and moderate income. This has been a cooperative effort with the City of Roseville, which has been unable to amend their charter to allow them to prepare their own bond issue. This is a key program to implement the goals of the South Placer Policy Plan which state that low and moderate income units needed because of employment growth should be provided in the incorporated cities.

Responsible Agency: Placer County Planning Department

Schedule: Ongoing program which will continue through 1989 as long as funding is maintained.

Program: Encourage private developers to participate in Federal and State Housing programs for low and moderate income housing. Provide information to developers during preliminary meetings on projects if there is an interest in the low and moderate income market. Programs which should be encouraged are listed below:

1. Farmers Home Administration
  - a. Section 502 (Homeownership and Rehabilitation Loans)
  - b. Section 504 (Home Repair Loans)
  - c. Section 515 (Rural Rental Housing Program)
2. HUD/FHA
  - a. Section 8 (Existing Housing)
  - b. Section 202 (Rental Housing for Elderly and Handicapped)

Responsible Agency: Placer County Planning Department

Schedule: Program to continue for five year period to 1989.

Program: Placer County, in conjunction with the SPPC, has adopted a regional monitoring program for commercial/industrial development, as well as for the housing constructed. A report is prepared semi-annually by all four jurisdictions. This will help to provide a balance of employment and housing within the region. Service availability and proximity to work has resulted in the Policy Plan created for South Placer recommending that low income housing created by projected employment in the region be developed in the incorporated cities. Monitoring will assure that a balance of jobs and housing exists in the jurisdiction of the region.

Responsible Agency: Placer County and the incorporated cities in the S.P.P.C.

Schedule: Ongoing program to continue for five year period to 1989.

Program: Placer County will disseminate information on fair housing loans to promote equal housing opportunity. Referrals will also be made to the district office of the Department of Fair Employment and Housing.

Responsible Agency: Placer County Planning Department.

Schedule: Program to be initiated in 1984 and extend through 1989.

A. FIVE YEAR PROJECTION

The following table projects the number of units planned for construction or assistance over the time frame of the housing element (1984-1989). Unit projections are based on an extension of current trends for existing programs. Projections for new programs are very subjective since minimal information is available.

TABLE 24  
HOUSING UNIT PROJECTIONS  
1984-1989

Program	Projected Units <sup>(9)</sup>
Innovative Subdivision Design (P.U.D.'s)	1,500
Higher Densities	200
Weatherization	2,500
Community Development Block Grant	100
Mobile Home Placement	150
Second Residential Unit Ordinance	100
Density Bonus Ordinance	150
Employee Housing	100
Development Agreement	600
Solar Energy Design	500
Master Environmental Impact Report	500
Non-Profit Corporation	50
Mortgage Revenue Bond	600 <sup>(10)</sup>
Farmers Home Programs	
1. Section 502	90
2. Section 504	5
3. Section 515	100
HUD Programs	
1. Section 8 - Existing Housing	250

---

<sup>9</sup> Projected units will not total due to overlap or units in more than one program.

<sup>10</sup> Large percentage of the County revenue bond issue for multiple are anticipated to provide construction financing for units in the City of Roseville through a cooperative agreement.



The table above provides an estimate of units projected for various housing implementation programs. It should also be noted that there will be a large number of units created over the next five years through the standard subdivision and parcel map procedures of the County.

It is anticipated that approximately 1000 units a year will be constructed each year in the unincorporated area from 1984-1989.

## VII. PUBLIC PARTICIPATION

The preliminary draft of the housing element and environmental impact report was developed by the Planning Department staff with technical assistance from numerous State and County agencies, Placer County Board of Realtors, California Building Industry Association and local financing agencies. The draft is being circulated through the State Clearinghouse and to local agencies in February, 1984. The public hearing process before the Planning Commission will begin at the end of March, 1984 with adoption by the Board of Supervisors anticipated by the end of June, 1984.

## VIII. ENVIRONMENTAL IMPACT REPORT

### SUMMARY AND CONCLUSIONS OF THE ENVIRONMENTAL IMPACT REPORT FOR THE "1984 UPDATE OF THE PLACER COUNTY HOUSING ELEMENT"

- ERRATA:
1. The dates within the first line on Page 50 should be changed to "1984-1989".
  2. The two dates within the last paragraph on Page 52 should be changed to "1989".

SUMMARY: Primary impacts associated with buildout as delineated within the 1984 Housing Element Update Environmental Impact Report relate to Air Quality, Traffic and Public Services. The impacts cannot be quantified because no specific development proposals are being evaluated in conjunction with this element update. Mitigation measures will be implemented on a case-by-case basis as individual projects are reviewed for approval.

The Final E.I.R. for the 1984 Update of the Placer County Housing Element contains the following documents:

Exhibit I - Draft E.I.R. prepared by the Placer County Planning Department.

Exhibit II - Letter from the State Office of Planning and Research, received April 3, 1984

Memorandum from the State Department of Parks and Recreation, received April 3, 1984.

Exhibit III- Letter from the Placer County Planning Department to the State Dept. of Parks and Recreation: Response to comments dated April 16, 1984.

DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE  
1984 UPDATE OF THE PLACER COUNTY HOUSING ELEMENT

**A. INTRODUCTION**

This Environmental Impact Report has been prepared under the provisions of the California Environmental Quality Act of 1970 as amended and guidelines developed by the State and those guidelines adopted by the Placer County Board of Supervisors to implement the act.

**B. LOCATION**

The updated Housing Element is intended to cover all unincorporated lands within the Placer County jurisdiction.

**C. OBJECTIVES AND DESCRIPTION OF THE PROJECT**

The purpose of the Housing Element is to prepare goals, policies and implementation measures to be adopted by local government directed at providing adequate housing for all economic segments of the community. This Housing Element was prepared in compliance with Section 65580 of the California Government Code which implemented Assembly Bill 2853, signed by the governor on September 26, 1980.

State law requires that housing elements include an analysis of existing and projected housing needs and statements of goals, policies, objectives and programs. This Housing Element update consists of eight sections. Section I includes the introductory comments on the report, Section II is the Summary, and Sections III-V deal with the characteristics of population, housing units, and households. Section VI covers the Housing Goals, Policies and Implementation Program planned for the five-year period 1983-1988. Section VII discusses the public participation anticipated through the approval process.

**D. MAJOR IMPACTS AND MITIGATION MEASURES****1. AIR QUALITY  
IMPACT**

Additional pollutants may further contribute to air quality degradation. In the western part of the county, due to close proximity of the greater metropolitan Sacramento area and prevailing southwesterly winds, the ambient air quality is subject to heavy influence of airborne pollutants southwest of the county line. In the eastern part of the county (Squaw Valley and Lake Tahoe), inversions have a direct bearing on pollutant dispersal.

**MITIGATION**

By establishing moderately priced housing near major employment areas, vehicle miles to and from work can be reduced and a corresponding reduction in air pollutants can be realized. Expansion of transit services and restrictions on fireplace utilization at the higher elevations will also decrease pollutants.



## 2. TRAFFIC IMPACT

Increase housing construction can result in additional traffic in areas where congestion is already a problem.

### MITIGATION

Traffic mitigation can best be considered when the specifics of individual development proposals are evaluated. Expanded transit services and bicycle lanes can be utilized in the more populated areas.

## 3. PUBLIC SERVICES IMPACT

The development of additional housing units will also increase the level of need for public services to accommodate such growth. These public services include police and fire protection, sanitary sewage treatment, water availability, storm drains, as well as education, parks and recreation.

### MITIGATION

Provisions for sewer and water are made on a larger scale than most individual residential developments. User fees offset the cost of these services, as they do for temporary school facilities and park and recreation needs. Police protection is handled through County General Fund dollars and fire districts receive funding through property tax assessment. Storm drainage has, in the past, been dealt with on a project-by-project basis, however, efforts are now being made to anticipate drainage and runoff for entire drainage basins and instigate mitigation accordingly.

## **E. ALTERNATIVES**

### 1. NO PROJECT

This is not an acceptable alternative. State law requires the Housing Element be updated.

2. The policies proposed within the updated element can be viewed as alternatives or methodologies for providing affordable housing. They consist of the following:

- a. Policy 1 - Encourage the construction and maintenance of affordable quality housing which efficiently uses land and natural resources.
- b. Policy 2 - Ensure a variety of housing alternatives are available which provide a choice of location, price and type.
- c. Policy 3 - Ensure County standards and codes provide safe and sanitary housing as economically as possible.
- d. Policy 4 - Encourage the coordination of housing programs among government entities, private developers and private citizens.

## **F. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED**

Adverse effects which cannot be avoided are directly related to future housing development. Impacts, as those previously mentioned, include increased traffic, air pollution, increased public services and some changes in the local environment from essentially vacant land to urbanization. Potential risks which also exist with housing development which may be located near

flood plain areas and within Avalanche Hazard Areas. These risks can be mitigated through conscientious planning and restrictions placed upon residential development within avalanche areas. There are no significant environmental effects which cannot be avoided except the above-noted risks (traffic, air, etc.).

**G. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF THE ENVIRONMENT AND LONG-TERM PRODUCTIVITY**

The proposed revision of the Housing Element is both long-term and short term in nature as it focuses on the County's housing needs through 1988. Proposed policies and programs would, in their short-term implementation, seek to bring about or begin long-term solutions to housing needs and problems. As short-term programs (those proposed through 1988) are implemented, they will be evaluated in relation to their effects on long-term goals for Placer County's housing.

**H. ANY SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED**

Commitment of vacant land to residential uses can be looked upon as a long-term use that may not practically be reversible and the utilization of non-renewable natural resources can be construed another irreversible environmental change.

**I. GROWTH-INDUCING IMPACTS**

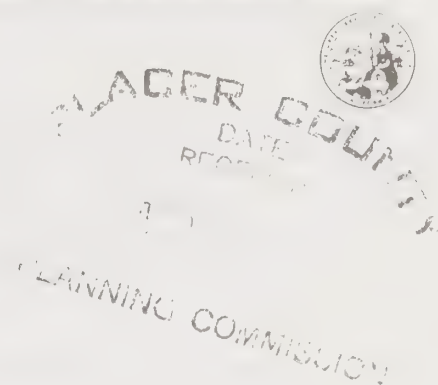
Implementation of the Housing Element will have some indirect growth-inducing impacts by encouraging various types of housing development (i.e., housing directed at specific income ranges or the preservation of existing low and moderate income housing, etc.) through proposed policies and programs. However, areas that are anticipated to be used for housing development have already been planned for urbanization. Growth-inducing impacts of the Housing Element would be limited to the extent that other General Plan policies (such as land use ) serve to limit growth in their implementation. In addition, some increase in economic growth resulting from residential development is expected to occur.

OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET  
SACRAMENTO, CA 95814

April 2, 1984

Dave Mirtoni or Tom Kubik  
Placer County  
11414 B Avenue  
Auburn, CA 95603



Subject: SCH# 84021310, Housing Element, Placer County General Plan

Dear Mr. Mirtoni or Kubik:

The State Clearinghouse submitted the above named draft Environmental Impact Report (EIR) to selected state agencies for review. The review period is closed and the comments of the individual agency(ies) is(are) attached. If you would like to discuss their concerns and recommendations, please contact the staff from the appropriate agency(ies).

When preparing the final EIR, you must include all comments and responses (CEQA Guidelines, Section 15132). The certified EIR must be considered in the decision-making process for the project. In addition, we urge you to respond directly to the commenting agency(ies) by writing to them, including the State Clearinghouse number on all correspondence.

In the event that the project is approved without adequate mitigation of significant effects, the lead agency must make written findings for each significant effect and it must support its actions with a written statement of overriding considerations for each unmitigated significant effect (CEQA Guidelines Section 15091 and 15093).

If the project requires discretionary approval from any state agency, the Notice of Determination must be filed with the Secretary for Resources, as well as with the County Clerk. Please contact Bruce Walters at (916) 445-0613 if you have any questions about the environmental review process.

Sincerely,

A handwritten signature in dark ink, appearing to read "John B. Ohanian".

John B. Ohanian  
Chief Deputy Director

cc: Resources Agency  
attachment

# Memorandum

Date : 9 March 1984

To : Dr. Gordon Snow  
Project Coordinator  
Resources Agency  
1416 Ninth Street  
Sacramento 95814

From : Department of Parks and Recreation

Subject: Placer County General Plan - Housing Element  
SCH #84021310

The Office of Historic Preservation has reviewed the EIR noted above.

Page 4 of the document states Placer County's intention to secure federal and state funding to plan and carry out the project. Federal funding will be solicited from HUD and the Farmer's Home Administration.

The Lead Agency should know that when using federal assistance, compliance with the National Historic Preservation Act and 36 CFR 800 is mandatory. These federal laws require, in essence, that the Lead Agency identify all archaeological, historical and other cultural resources within the project's impact area and which are listed in or may be eligible for inclusion in the National Register of Historic Places.

Other aspects of the General Plan element not requiring federal assistance will, presumably, be subject to CEQA which also requires that the affected cultural environment be identified and evaluated for significance.

The EIR should include a policy for dealing with any structure 50 or more years old as well as archaeological resources.

If you have any questions, please call Nicholas Del Cioppo, Office of Historic Preservation, at (916) 322-4419.

*Marion Mitchell-Wilson*

Marion Mitchell-Wilson  
Deputy State Historic Preservation Officer  
Acting Chief, Office of Historic Preservation





## COUNTY OF PLACER

## OFFICE OF THE PLANNING COMMISSION

11414 B AVENUE

AUBURN, CA 95603

TELEPHONE (916) 823-4721

THOMAS D. MCMAHAN, PLANNING DIRECTOR

April 16, 1984

Department of Parks & Recreation  
Attn: Marion Mitchell-Wilson  
Office of Historic Preservation  
P.O. Box 2390  
Sacramento, CA 95814

SUBJECT: Placer County General Plan - Housing Element  
SCH# 84021310

Placer County is in receipt of your comments on the above referenced project and this is to notify you that your comments will be taken into consideration when the final version of the Housing Element is completed.

Respectfully,



THOMAS D. KUBIK  
Associate Planner

TDK:djg

**SIERRA PLANNING ORGANIZATION**

A JPA CONSISTING OF THE COUNTIES OF  
EL DORADO, NEVADA & PLACER

**SIERRA ECONOMIC DEVELOPMENT DISTRICT**

A MODEL DISTRICT FOR CALIFORNIA

REGIONAL HOUSING ALLOCATION PLAN  
FOR SIERRA PLANNING ORGANIZATION

Prepared by  
Bradford S. Kortick

Adopted By Board - March 7, 1984



Court View Plaza

1230 High Street, Suite 210 • Auburn, California 95603  
(916) 823-4703

## TABLE OF CONTENTS

	<u>Page</u>
Introduction	1
Sierra General Housing Market Area Map	3
Purpose	4
Assumptions	4
Regional Housing Needs Allocation	6
Table A - 1983 Households	7
Table B - 1990 Housing Allocation	8
Table C - Net Change - 1983 Households - 1990 Housing Allocation	9
Table D - Housing Allocation - Comparison 1983/1990	10
Minor Factors in Regional Housing Needs Analysis	11
Table E - Employment Commute Patterns	14

## APPENDICES

1) Methodology	15
2) Growth Projections 1980 - 1990	22
3) Placer County Housing Information - Population Projections	23
4) Household Income Data - For Placer County 1980 Census	24
5) Household Income Data - For Nevada County 1980 Census	25
6) Household Income Data - For El Dorado County 1980 Census	26
7) El Dorado County - 1980 Household & Family Income Levels	27
8) El Dorado County - 1980 Housing Summary	28
9) Sierra County Household Income Characteristics	29
10) Persons Contacted	30

## Introduction

In 1980 Assembly Bill 2853 (Government Code Section 65584) was passed by the legislature. One of the mandates of the bill is a requirement of councils of government (COG's) to prepare regional housing allocation plans. This plan is intended to meet this requirement. The previous 1982 Sierra Planning Organization (SPO) Regional Housing Allocation Plan made housing needs projections through 1986. This Plan will cover a period through July 1, 1990.

The Sierra Planning Organization jurisdiction covers a four county area including portions of Placer and El Dorado Counties, Sierra and Nevada Counties and the cities of Nevada City, Grass Valley, Loyalton, Placerville, Auburn and Colfax. The western three cities of Placer County are members of the Sacramento Regional Council of Governments and the Tahoe Basin is covered by Tahoe Regional Planning Agency.

The housing allocations are prepared for areas called "housing market areas". In some cases, a single jurisdiction is treated as a housing market area in this plan; in other cases, several jurisdictions are grouped together to form a "general housing market area" (GHMA). The State Department of Housing and Community Development defines a GHMA as an area which shows significant economic interrelationship and substantial commute levels between jurisdictions. Within the SPO area, two GHMAs are designated in this plan:

1. Western Placer County and Nevada County (called the Western Placer/Western Nevada GHMA)
2. Western El Dorado County (called Western El Dorado GHMA)

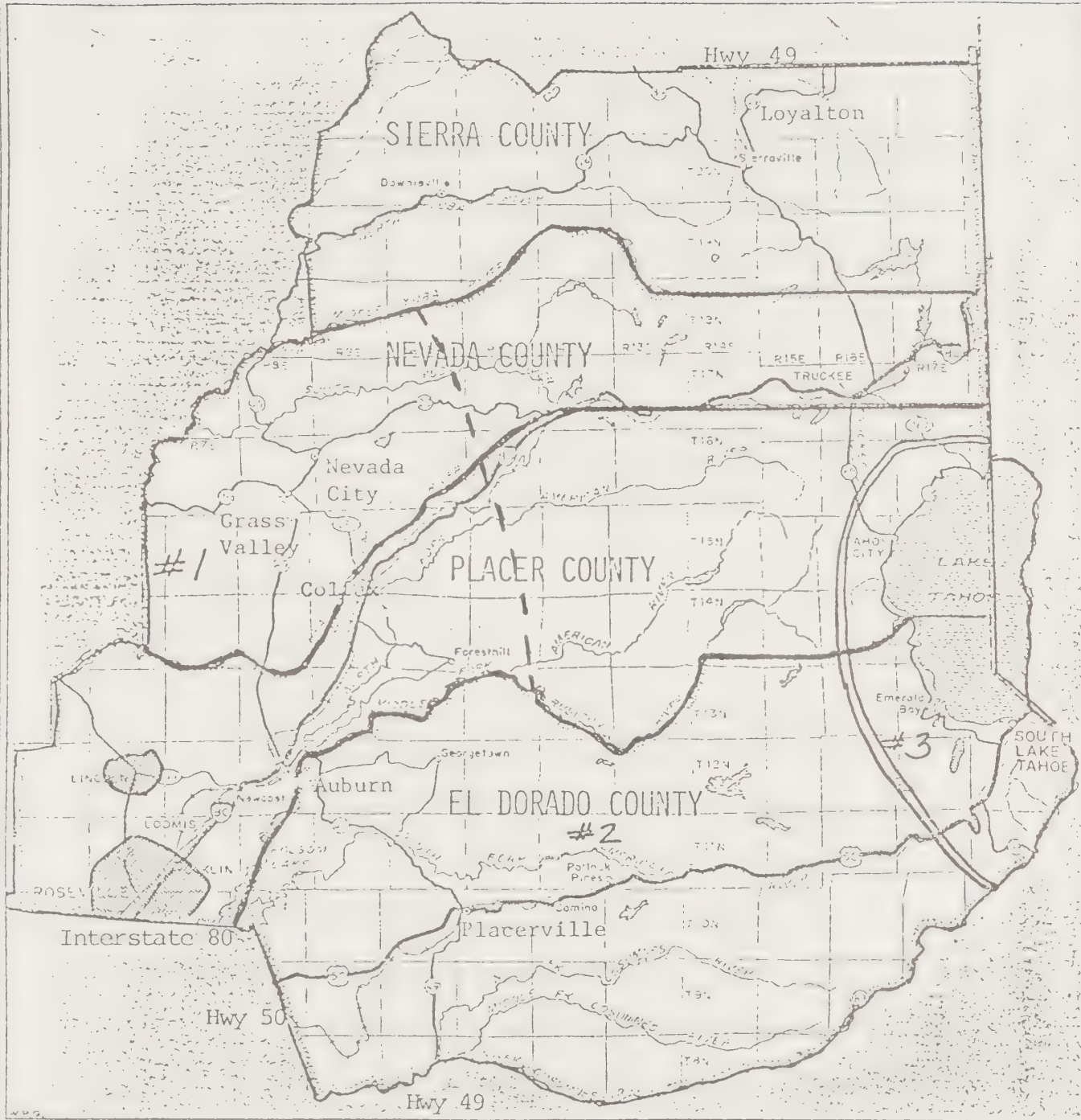


The Western Placer/Western Nevada GHMA consists of the western portion of Placer County indicated on the following map and Census Tracts 1-10 in Nevada County. The Western El Dorado GHMA consists of the west slope of the county corresponding to Census Tracts 306-315.

In all the remaining areas, each housing market area consists of a single jurisdiction. These are the following:

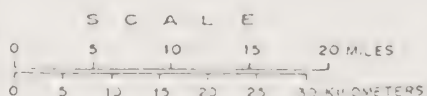
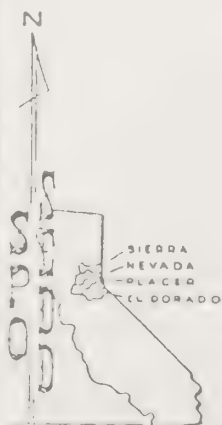
1. Sierra County Unincorporated.
2. The City of Loyalton
3. Eastern Nevada County (the unincorporated eastern slope of the county corresponding to Census Tracts 11 & 12)
4. Eastern Placer County (the unincorporated area east of the City of Colfax as indicated on the enclosed map).

Exclusions: The Tahoe Basin portions of El Dorado and Placer Counties and the cities of Roseville, Lincoln and Rocklin are not covered in this plan other than to indicate county totals. Sacramento Area Council of Governments (SACOG) and Tahoe Regional Planning Agency (TRPA) will be responsible for the allocations of housing for the two areas.



### Sierra Planning Organization - Four County Region

1. Western Placer/Nevada General Housing Market. Area (Excluding Roseville, Lincoln and Rocklin which are in SACOG).
2. Western El Dorado General Housing Market.
3. Lake Tahoe Basin - Covered By Tahoe Regional Planning Agency.



## Purpose

According to the legislation the purpose of the regional housing plan is to determine housing needs of persons at all income levels. These number of housing units are intended to be goals or targets for the jurisdiction.

Preparation of this plan was based on 1980 Census data and projections which provide reliable results. However, the distribution of housing units is difficult at best to project. In addition the State guidelines for regional housing allocation planning are loosely defined. However, the intent of this plan is to provide a set of housing targets for member jurisdictions. With this major goal in mind, the following assumptions were considered in preparing this Plan.

## Assumptions

The following set of assumptions underlie this Plan and its rural context.

1. The levels of household growth and construction need contained in this plan may be considered as minimum growth needs. Nothing in this plan should be taken to mean that a local government may not plan for more households than shown in the plan. Due to the rural nature of most of the foothill counties, the services required to provide urban housing densities are not readily available. Also much of the long-range planning performed in the SPO region is based on a premise that growth should be directed to incorporated cities where suitable infrastructure is available.

2. It is assumed that the economic characteristics of each housing market area will not change significantly during the planning period. Consequently, it is assumed that the income group characteristics of each housing market area will be the same in 1990 as in 1983.
3. No growth control measures are in effect within the SPO boundaries. As stated, infrastructure limitations are normally the limiting factor in providing housing.
4. 1980 Census figures were used for the plan and assumed to be valid for 1983.
5. Under this Plan, geography is assumed to remain constant. The cities are not anticipated to annex additional inhabited lands. This Plan does not anticipate incorporation of new cities such as Loomis or El Dorado Hills. If inhabited annexations or incorporations occur, the affected jurisdictions should revise their allocations accordingly.
6. Anticipated employment increase in areas such as South Placer and Grass Valley are included in population projections.
7. The trend towards decreasing household sizes should continue through the time frame of this Plan.
8. The private sector will provide most additional housing. As stated these figures are goals for the SPO jurisdictions to aim for in providing for housing needs.



## Regional Housing Needs Allocation

The main objective of this Plan is to provide housing for all segments of the SPO jurisdiction. The figures provided will in turn be used by jurisdictions within SPO to address regional housing needs in the 1984 revision of their respective Housing Elements.

The following tables indicate the current breakdown of 1983 income groups into households, the 1990 allocations and the net change between the two.

The method utilized to arrive at these figures is contained in the appendix. Basically, income group percentages, based on city and county averages, were applied to straight line projections of households.

TABLE A

## Sierra Planning Organization

1983 Households

	<u>Very Low</u>	<u>Other Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Placer County</u>					
Auburn	1,143	572	773	874	3,362
Colfax	250	85	75	61	471
Unincorporated Housing Market Area	5,614	3,661	5,858	9,276	24,409
Balance of County	5,172	3,140	4,803	5,352	18,472
Total County	12,146	7,474	11,679	15,415	46,714
<u>Nevada County</u>					
Grass Valley	1,227	767	997	843	3,834
Nevada City	383	203	263	348	1,197
Unincorporated Housing Market Area	3,879	3,266	5,511	7,757	20,412
Balance of County (Census Tracts 11 & 12)	409	283	818	1,635	3,145
Total County	6,003	4,574	7,433	10,578	28,588
<u>El Dorado County</u>					
Unincorporated West Slope	4,727	2,878	4,522	8,427	20,554
Placerville	930	507	676	704	2,817
Balance of County	3,183	2,326	2,938	3,796	12,243
Total County	8,903	5,698	8,191	12,821	35,614
<u>Sierra County</u>					
Loyalton	103	54	66	190	413
Unincorporated	284	151	199	312	946
Total County	394	204	258	503	1,359

NOTE: Columns add horizontally but not vertically due to roundings in calculating the income group breakdowns by jurisdiction.

TABLE B

## Sierra Planning Organization

1990 Housing Allocation

	<u>Very Low</u>	<u>Other Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Placer County</u>					
Auburn	1,220	683	924	1,189	4,016
Colfax	326	111	98	80	615
Unincorporated Housing Market Area	7,065	4,608	7,373	11,674	30,721
Balance of County	8,217	4,989	7,631	8,511	29,348
Total County	16,845	10,391	16,026	21,437	64,700
<u>Nevada County</u>					
Grass Valley -	1,409	881	1,145	969	4,404
Nevada City	410	218	282	370	1,280
Unincorporated Housing Market Area	5,117	4,209	7,208	10,979	27,513
Balance of County (Census Tracts 11 & 12)	533	369	1,067	2,134	4,103
Total County	7,833	5,968	9,698	13,801	37,300
<u>El Dorado County</u>					
Unincorporated West Slope	7,849	4,778	7,508	13,991	34,125
Placerville	1,105	603	804	837	3,349
Balance of County	3,413	2,494	3,150	4,069	13,126
Total County	12,650	8,096	11,638	18,216	50,600
<u>Sierra County</u>					
Loyalton	104	54	67	192	417
Unincorporated	418	216	275	474	1,383
Total County	522	270	342	666	1,800

NOTE: Columns add horizontally but not vertically due to roundings in calculating the income group breakdowns by jurisdiction.

TABLE C

Sierra Planning Organization

1983 Households - 1990 Housing Allocation

	<u>Very Low</u>	<u>Other Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Placer County</u>					
Auburn	77	111	151	315	654
Colfax	76	26	23	19	144
Unincorporated Housing					
Market Area	1,451	947	1,515	2,398	6,312
Balance of County	3,045	1,849	2,828	3,159	10,876
Total County	4,699	2,917	4,347	6,022	17,986
<u>Nevada County</u>					
Grass Valley	182	114	148	126	570
Nevada City	27	15	19	22	83
Unincorporated Housing					
Market Area	1,238	943	1,697	3,222	7,101
Balance of County	124	86	249	499	958
Total County	1,830	1,394	2,265	3,223	8,712
<u>El Dorado County</u>					
Unincorporated West Slope	3,122	1,900	2,986	5,564	13,572
Placerville	175	96	128	133	532
Balance of County	230	168	212	273	883
Total County	3,747	2,398	3,447	5,395	14,987
<u>Sierra County</u>					
Loyalton	1	0	1	2	5
Unincorporated	134	65	76	162	437
Total County	128	66	84	163	441

NOTE: Columns add horizontally but not vertically due to roundings in calculating the income group breakdowns in jurisdiction.



TABLE D

## Sierra Planning Organization

## Housing Allocation

## COMPARISON OF 1983 AND 1990 INCOME GROUPS

	1983				1990			
	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>
<u>PLACER COUNTY</u>								
Auburn	34.0	17.0	23.0	26.0	30.4	17.0	23.0	29.6
Colfax	53.1	18.0	15.9	13.0	53.0	18.0	15.9	13.0
Unincorporated Housing								
Market Area	23.0	15.0	24.0	38.0	23.0	15.0	24.0	38.0
Balance of County	28.0	17.0	26.0	29.0	28.0	17.0	26.0	29.0
Total County	26.0	16.0	25.0	33.0	26.0	16.0	25.0	33.0
<u>NEVADA COUNTY</u>								
Grass Valley	32.0	20.0	26.0	22.0	32.0	20.0	26.0	22.0
Nevada City	32.0	17.0	22.0	29.0	32.0	17.0	22.0	29.0
Unincorporated Housing								
Market Area	19.0	16.0	27.0	38.0	18.6	15.3	26.2	39.9
Balance of County	13.0	9.0	26.0	52.0	13.0	9.0	26.0	52.0
Total County	21.0	16.0	26.0	37.0	21.0	16.0	26.0	37.0
<u>EL DORADO COUNTY</u>								
Unincorporated West Slope	23.0	14.0	22.0	41.0	23.0	14.0	22.0	41.0
Placerville	33.0	18.0	24.0	25.0	33.0	18.0	24.0	25.0
Balance of County	26.0	19.0	24.0	31.0	26.0	19.0	24.0	31.0
Total County	25.0	16.0	23.0	36.0	25.0	16.0	23.0	36.0
<u>SIERRA COUNTY</u>								
Loyalton	25.0	13.0	16.0	46.0	25.0	13.0	16.0	46.0
Unincorporated	30.0	16.0	21.0	33.0	30.2	15.6	19.9	34.3
Total County	29.0	15.0	19.0	37.0	29.0	15.0	19.0	37.0

### Minor Factors in Regional Housing Needs Analysis

Seven items are to be discussed by the regional housing plans. Six of the seven items are briefly discussed here. The seventh, housing needs by persons at all income levels, is the main objective of this Plan and is covered throughout the Plan. The six items are discussed only briefly in this report due to the rural nature of the counties and the general housing market. The counties also will be expanding these areas of discussion in the mandated July 1984 Housing Element Revision.

Knowledge of availability of suitable housing sites and public facilities inventories is a local government function. All that will be mentioned here is that an abundance of sites is available in the general housing market. Public services are the limiting factor to rural area housing expansion. The local Housing Element revisions prepared by cities and counties in July, 1984 will contain a detailed discussion of this area.

Market demand for housing includes the need for an adequate supply of housing to provide housing for all households as well as an adequate supply of vacant units to provide a healthy housing market. Vacancy rates are an indicator of whether there are shortages of housing or not. As of January 1, 1983, total vacancy rates were high in all of the counties in the SPO area (Placer 20.50%, Nevada 18.51%, El Dorado 28.08% and Sierra 32.32%). These figures indicate that all of these counties have many "second homes", reflecting the recreational orientation of major portions of each county.

The allocation in this plan are households. Households are occupied housing units. Occupied housing units plus vacant units equals the total housing stock. In planning for an adequate supply of housing, including sufficient units which are vacant for sale or rent, each local government should consider the role which second homes play in the local area. In planning for growth, sufficient sites need to be provided for the increase in the number of households, sufficient units which are vacant for sale or rent, and the expected level of second homes and other vacant units which are not available for residential use.

Employment opportunities in the general housing market are based on a commute pattern that leads to the Sacramento MSA and the Roseville area. The counties are "bedroom communities" to the more urban areas in Sacramento County and Roseville area. South Placer County had a large expansion of jobs in 1981-82 that should continue to expand through the 10 year time frame of this study.

Type and tenure of housing is an area that the local Housing Elements will include. An extensive housing inventory at the regional level is not feasible for rural areas. Information describing the type and tenure of housing is available from the 1980 Census.

Commute Patterns. One fact that should be recognized in the Foothill counties is that many workers commute. Direct patterns are only discernable within and outside the counties based on census data. Placer County, as part of the Metropolitan Statistical Area (MSA), is the only county with

more detailed destination-origin-employment data. Based on the rural nature of the area, much of the commuting is done intra-regionally, i.e., El Dorado to Roseville, Auburn to Roseville, Folsom to Roseville, etc., making direct patterns difficult to define. The following table summarizes basic commute patterns. (See Page 13)

Housing Needs of Farmworkers. The general housing market area contains an insignificant number of farmworkers to justify a specific housing needs program. Estimates are that approximately 100 seasonal farmworkers (based on County employment records <sup>(1)</sup>) work in Placer County. The feeling is that most of these are County residents and not transient workers.

Impaction Policy. The SPO policy in dealing with impacted income groups will be to assist local jurisdictions where possible to implement housing programs to relieve impacted areas. Certain minor adjustments to the Housing Allocation are described in Table D.

(1) Employment Development Department



EMPLOYMENT COMMUTE PATTERNS

	<u>Placer</u>	<u>%</u>	<u>Nevada</u>	<u>%</u>	<u>El Dorado</u> <sup>1</sup>	<u>%</u>	<u>Sierra</u>	<u>%</u>
Workers 16 Years And Older	47,927	100	19,016	100	37,241	100	1,090	100
Employed In County of Residence	26,636	55.6	12,476	65.6	20,595	56.1	752	69
Employed Outside County of Residence	16,908	35.3	3,362	17.7	12,186	31.8	197	18
Place of Work Not Reported	4,383	9.1	3,005	15.8	3,981	10.7	141	13

SOURCE: 1980 Census of Population, Census Tract Report, STF 3A



## COUNTY OF PLACER

## OFFICE OF THE PLANNING COMMISSION

11414 B AVENUE

AUBURN, CA 95603

TELEPHONE (916) 823-4721

February 28, 1984

THOMAS D. MCMAHAN, PLANNING DIRECTOR

Brad Kortick  
Sierra Planning Organization  
1230 High Street  
Auburn CA 95603

SUBJECT: Draft Regional Housing Allocation Plan

Brad:

I have reviewed the subject allocation plan as it relates to Placer County. I agree with your general purpose statement relating to the intent of the plan being to provide housing targets for the member jurisdictions to strive to achieve.

I also agree with the set of assumptions used in the preparation of the plan. I feel it was important to emphasize the rural nature of the foothill counties and the fact services required to provide urban housing densities are not readily available in many areas. It was also important to note that long-range planning has been done to direct a large percentage of the higher densities to the incorporated cities where suitable infrastructure is available.

It is understood that the population and household projections for 1990 used in the allocation plan were provided by the State Department of Housing and Community Development (H.C.D.) and Dept. of Finance. Generally, we agree with the overall population projection, but question the total household projections provided for Placer County in Tables B and C on Pages 8 and 9 of the plan. My concern is with the allocation between the cities and unincorporated area. Table 1 (attached) was prepared to illustrate my concern. The increased households projected between 1983 and 1990 by the Dept. of Housing and Community Development reflects an average persons per household for the seven year period of 2.23. Assumed persons per household for the incorporated and unincorporated area vary significantly from 1983 estimates prepared by the Dept. of Finance.

Since H.C.D. is projecting a reduction in household size for the period 1983-1990 of over 4/10 of one percent, it would seem reasonable to allocate that reduction to each jurisdiction's 1983 household size to calculate new households created in each jurisdiction. Table 2 illustrates projected households for each of the incorporated cities with a 4/10 reduction in household size. The unincorporated figure includes a 5/10 reduction. Table 3 distributes the totals from Table 2 into the housing market and non-market area. It would seem reasonable that a lower household size be used in the incorporated cities based on the anticipated multiple residential housing projected.

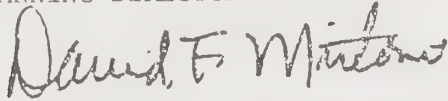
Brad Kortick

Page 2

If you have any questions regarding these comments, please contact me.

Sincerely,

THOMAS D. MC MAHAN  
PLANNING DIRECTOR

A handwritten signature in dark ink, reading "David F. Mirtoni". The signature is written in a cursive style with a large, looped 'D' and a trailing flourish.

By: \_\_\_\_\_  
David F. Mirtoni  
Senior Planner

DFM:mb  
attachments

TABLE 1

PROJECTED POPULATION AND HOUSEHOLD INCREASES

1983 - 1990

Jurisdiction	INCREASE (1983-1990)			Persons Per Household 1983 <sup>(2)</sup>
	Household Population <sup>(1)</sup>	Number of Households	Assumed Persons Per Household	
Auburn	1,204	873	1.46	2.24
Colfax	250	177	1.41	2.14
Lincoln	3,233	974	3.32	2.80
Rocklin	6,723	2,685	2.51	2.60
Roseville	12,679	5,150	2.50	2.60
Unincorporated	15,288	8,127	1.93	2.81
TOTAL:	39,377	17,986	2.23	2.70

(1) SACOG projected group quarter increase subtracted from total population increase.

(2) State Department of Finance estimate.



TABLE 2

PROJECTED HOUSEHOLDS CREATED IN PLACER COUNTY

1983-1990

CITY	HOUSEHOLD POPULATION INCREASE	ESTIMATED HOUSEHOLD SIZE(1)	NEW HOUSEHOLDS
Auburn	1,204	1.84	654
Colfax	250	1.74	144
Lincoln	3,233	2.40	1,347
Roseville	12,679	2.20	5,763
Rocklin	6,723	2.20	3,055
Uninc.	<u>15,288</u>	<u>2.18</u>	<u>7,023</u>
TOTAL:	39,377	2.19	17,986

(1) Reduced each city's household size .4 based on county average reduction.

TABLE 3

PROJECTED HOUSEHOLDS 1983-1990  
HOUSING MARKET AND NON-MARKET AREA

<u>Placer County</u>	<u>Total</u>
Auburn	654
Colfax	144
Unincorporated Housing Market Area	6,312
Balance of County <sup>(2)</sup>	<u>10,876</u>
TOTAL:	17,986

(2) Includes totals for Roseville, Rocklin and Lincoln, as well as 2.6% annual increase in unincorporated area based on 3,360 household estimate (711).

## **ACKNOWLEDGEMENTS**

### **PLACER COUNTY BOARD OF SUPERVISORS**

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Alex Ferreira, District 2  
Theresa Cook, District 3  
Michael Lee, District 4  
Larry Sevison, District 5

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Bill Mintline, District 5  
Joanne Neft, District 5

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Frederic K. Yeager, Assistant Planning Director  
David F. Mirtoni, Senior Planner\*  
Dean Prigmore, Senior Planner  
Thomas D. Kubik, Associate Planner  
Deborah Ballenger, Commission Clerk  
Marybeth Blackinton, Secretary III  
Larry Clevenger, Drafting Technician III  
\*Project planner

### **PLACER COUNTY ASSESSOR'S OFFICE**

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Warren V. Burns, Chief Appraiser

### **PLACER COUNTY BUILDING DEPARTMENT**

Chuck Coen, Chief Building Inspector

### **PLACER COUNTY COMMUNITY SERVICES DEPARTMENT**

Don Ferretti, Director

### **PLACER COUNTY COUNSEL**

Richard Denhalter, County Counsel

### **PLACER COUNTY ECONOMIC DEVELOPMENT DEPARTMENT**

Thomas Tratt, Economic Development Director  
Paul Mayer, Economic Development Coordinator

### **TECHNICAL ASSISTANCE**

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Rod Campbell, City of Lincoln Planning Department  
Terry Richardson, City of Rocklin Planning Department  
Steve Dillon, City of Roseville Planning Department  
John Sprague, Roseville Housing Authority  
Brad Kortick, Sierra Planning Organization  
Bob Faseler, Sacramento Area Council of Governments  
Kelly Grieve, Sacramento Area Council of Governments  
Steve Peterson, State Department of Housing & Community Development  
Don Crowe, State Department of Housing & Community Development  
Michaele Garvey, State Department of Finance



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